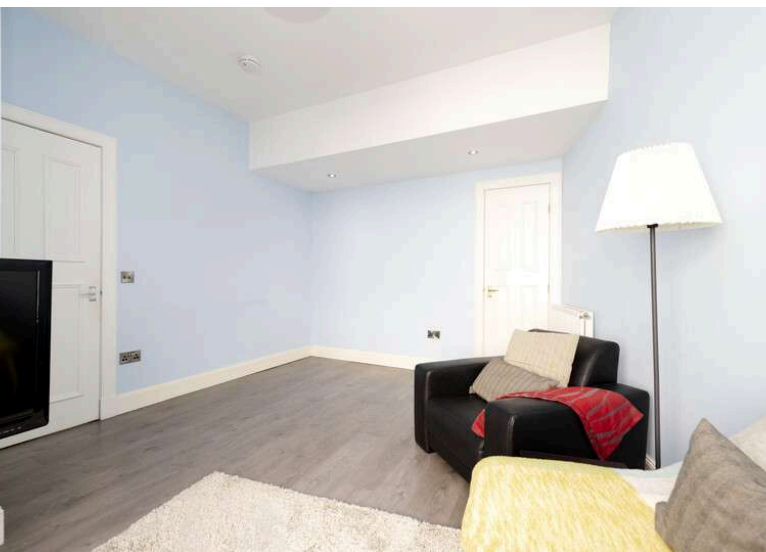




76 Merchiston Avenue
Merchiston, Edinburgh, EH10 4PA





76

Merchiston Avenue

A picturesque three bedroom terraced two story house tucked away on an attractive street in coveted and affluent Merchiston, 1¼ miles from Edinburgh's West End

- Entrance vestibule
- Living room
- Kitchen/diningroom
- 3 Bedrooms, 2 with built-in wardrobes
- Bathroom
- Separate w.c.
- Gas central heating
- Double glazing

Offers Over £389,999

Home Report: £410,000

EPC Rating: D

Council Tax: D

Tenure: Freehold

With solid sandstone walls and a pitched roof, encasing the first floor, with dormer windows, the house is owner/occupied and beautifully presented, having been completely renovated less than five years ago. It has a near exemplary Home Report and is ready to move in to.

The front door opens into a lobby that leads into the kitchen, the hub of the ground floor. From the kitchen, access is obtained to the rest of the ground floor and staircase. The kitchen has a range of floor and wall mounted storage units, a full length work surface with tiled splash back and additional protection behind the gas hob. There is both an integrated electric oven and washing machine as well as a dedicated space for the fridge / freezer. The room is also large enough to accommodate a dining table and chairs. The comfortable living room adjoins the kitchen and overlooks Merchiston Avenue; it has a spacious in-built cupboard, providing very useful storage, while also being home to the combi-boiler. The tiled bathroom is naturally lit and has a three piece suite and a separate shower cabinet. The inner hall leads to the staircase and upper landing.

The windowed staircase is bright and welcoming and there is a Velux roof window on the upper landing. Both the larger bedrooms have dormer windows and double built-in wardrobes with sliding mirrored doors. There is a third smaller bedroom, to the back of the house, that could also be used as a study or home office, if required. Lastly, there is a wc, with two piece suite. The house is double glazed throughout and has a gas fired central heating system.

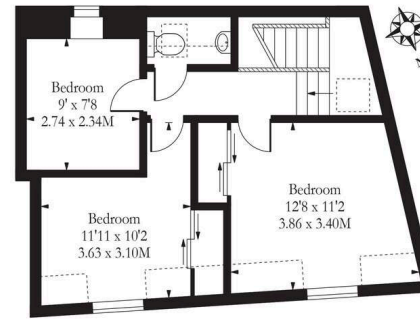
Extras: to include all fitted carpets and fitted floor coverings, hob, oven, cooker hood, washing machine and free standing fridge/freezer.



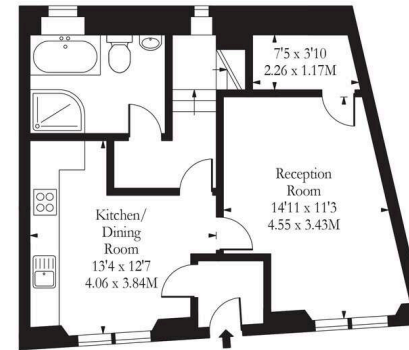


The ever desirable residential district of Merchiston is typified by its verdant streets and the architectural confidence of its substantial houses. Merchiston and neighbouring Bruntsfield are amenity rich, providing essential and specialist shops, banks, doctor and dentist surgeries and a choice of good restaurants. There is both a Waitrose and an M&S Food Hall on Morningside Road and a Tesco Metro, Margiotta and Sainsbury's Local literally on the doorstep. The house is situated within the catchment area for the highly regarded Bruntsfield Primary School and Boroughmuir High School. The private sector schools of Merchiston Castle School, ESMS, The Edinburgh Academy, St George's School for Girls and Fettes College are all conveniently close. Recreation and exercise are catered for by the Warrender Swim Centre and the Fountain Park Leisure Complex that provides a multi-screen cinema, restaurants and a health club and the Union Canal Walkway, Harrison Park, Bruntsfield Links and The Meadows. Waverley and the transport hub of Haymarket Station, offering rail, tram and bus links to the city, airport and further afield, are both within easy reach as is the City By-pass that allows direct access to Edinburgh International Airport and the central belt motorway network.

Merchiston Avenue, EH10



First Floor



Ground Floor

Approx Total Internal Area 935 Sq Ft - 86.86 Sq M

(Including Restricted Height Area)

Approx Gross Internal Area 899 Sq Ft - 83.52 Sq M

(Excluding Restricted Height Area)

Illustration Purposes Only

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. The plan is for illustrative purposes only, is not to scale and should be used as such by any prospective purchaser.



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